

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for September 13, 2010

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- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the First Floor of City Hall and was called to order at 5:30 p.m. Chairperson, Lucy Bisson, chaired the meeting.

**Members in Attendance:** Lucy Bisson, Denis Fortier, Bruce Damon, Paul Robinson, Kevin Morissette, Trinh Burpee and Eric Potvin

**Members Absent:** None

**Associate Member Present:** Michael Marcotte

**Associate Member Absent:** None

**Staff Present:** David Hediger, City Planner, Gil Arsenault, Director of Planning & Code and Cathy Lekberg, Administrative Assistant, Economic & Community Development

II. **ADJUSTMENT TO THE AGENDA:**

The following motion was made:

**MOTION:** by **Denis Fortier** to table V. Other Business, (a) per an email from Rick Valentine for the request by Survey Works, Inc. on behalf of Bob Foss/Land Tree Corp. for a de minimis change and extension of approval for Deer Ridge Subdivision located at 34 Deer Road. Second by **Paul Robinson**.

**VOTED: 7-0 (Passed)**

III. **CORRESPONDENCE:** None

VI. **PUBLIC MEETING:**

- a. Provide a recommendation for the City Council's consideration for an amendment to Appendix A, Article XII, Section 11(4)(a) of the Zoning and Land Use Codes, In-Law Apartment Standards, to eliminate the prohibition against separate side entrances.

David read the staff comments to the Board. Denis asked if eliminating the prohibition against separate side entrances was the only change and David stated yes. All Board members were agreeable to this change.

The following motion was made:

**MOTION:** by **Paul Robinson** pursuant to Article VII, Section 4(c) and Article XVII, Section 5(b) of the Zoning and Land Use Code of the City of Lewiston to send a favorable recommendation for the City Council's consideration an amendment to Appendix A. Appendix A, Article XII, Section 11(4)(a) of the

Zoning and Land Use Code, In-Law Apartment Standards, to eliminate the prohibition against separate side entrances and Second by **Trinh Burpee**.

**VOTED: 7-0 (Passed)**

**V. OTHER BUSINESS:**

- b. Request by Stanton Bird Club to extend their existing building permit for Thorncrag Bird Sanctuary located off Montello Street.

Bruce Damon recused himself as a Board member and Michael Marcotte was appointed full member for this item.

Bruce Damon stated that they have completed the parking area but the gazebo and storage shed are still in progress. He stated they are still raising funding for the nature center and he estimates this will cost about \$2,000,000 to build. He stated they are looking for a one year extension to continue their work.

Trinh asked about the plantings, and Bruce stated they would be purchasing trees and fruit bearing plantings to attract birds, and if there was money left over from the signage they would purchase larger trees. He stated they would also like to have people adopt a spot to plant flowers there also.

Kevin questioned why small non-profit organizations need to come back so many times for extensions and Lucy stated that not all non-profits are small and they all need to follow the rules for 501(c)(3).

The following motion was made:

**MOTION:** by **Denis Fortier** to grant the request by Stanton Bird Club to extend their existing building permit for Thorncrag Bird Sanctuary located off Montello Street. Second by **Paul Robinson**.

**VOTED: 7-0 (Passed)**

Bruce Damon resumed his seat on the Board.

- c. Discussion regarding lodging houses and shelters.

Lucy stated that boarding houses could be eliminated completely if they are keeping lodging houses.

Bruce reviewed staff definition of shelters and stated that the actual wording does not read correctly but he is not sure how to change it. Lucy stated that no monetary remuneration just sits there and seems clumsy. The Board agreed to change the definition as follows:

*“Shelter means a charitable facility operated by either a not-for-profit corporation or a religious organization providing temporary housing for no monetary remuneration.”*

Denis asked why include the word temporary in the definition and Lucy stated they do not want homeless shelters to be long-term and that is what other cities have put in their definitions.

The Board asked staff to research more on the word temporary and find a new word for remuneration.

- d. Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

Joint Meeting Discussion The Board discussed how the joint meeting with City Council would flow.

Eric Potvin stated that the organization YPLAA may be interested in presenting to the Board a brief summary of goals.

Bruce stated he attended the AVCOG meeting and gave a brief description of what was discussed regarding the rails with MDOT. He stated it was discouraging to him that MDOT considered Lewiston and Auburn Planning Boards as a nuisance.

#### **IV. UNFINISHED BUSINESS:**

- a. Regulation of marijuana dispensaries
- b. An amendment to Appendix A, Article XIII, Section 11 of the Zoning and Land Use Code of the City of Lewiston to extend the expiration of development review approved projects from two years to substantially complete a project, to two years to start a project and five years to complete.
- c. Zoning and Land Use Updates/Matrix: discuss proposed open space revisions, consolidation of the SR district, and adoption of the matrix (recommendation to table the matter to future date)
- d. Downtown design standards/guidelines

#### **VII. READING OF MINUTES:**

Draft Meeting Minutes for August 23, 2010 were not sent to the Board for review and will be distributed at the September 27, 2010 meeting.

**VIII. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Denis Fortier** that this meeting adjourns at 6:35 p.m. Second by **Trinh Burpee**.

**VOTED: 7-0 (Passed).**

The next regularly scheduled meeting is for Monday, September 27, 2010, at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary